



6,50,000 Sq. ft. of
LUXURY OFFICE SPACE
THE NEW CYBER WORLD
AT STONE THROW

KEY FEATURES

- Building Total Area : 6,50,000 Sft.
- Total leasable Area : Approx. 6,50,000 Sft.
- Ready for Fit outs : Dec-2018
- No. of Floors : 3 Basements + Ground + 12 Floors
- Average Floor Plate : Ground To Twelfth Floor – Approx. 50,000 Sft.
- Efficiency : Approx. 74%
- Floor to Floor Height : Ground To Twelfth Floor – 3.85 Mts.
- Second Floor till Twelfth Floor- 3.4 Mts.
- Car Parking Capacity : 850 Car Parks
- Parking Ratio : Car park Density: 1 slot: 750 Sft leased.
- Power Allocation : 1 KVA for every 100 Sft.
- Power Backup : 100 %
- Fire Fighting Systems : Fire Hydrants and Sprinklers in common Area.
- Elevators : 8 Nos. Passenger Elevators (20 Passengers capacity)
- 2 Nos. Service elevators (1400 Kgs capacity each)



THE HAVEN FOR AMBITIOUS
ENTREPRENEURS!



| LOCATION | Distance from Western Aqua (In kms) |
|------------------------------------|-------------------------------------|
| Rajiv Gandhi International Airport | 25 KM |
| Gachibowli | 6 KM |
| Financial District | 8 KM |
| ORR | 4 KM |
| Hi-tech City | 1 KM |
| | |



WESTERN
CONSTRUCTIONS

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YOU DON'T JUST
OCCUPY AN OFFICE.
YOU ENTER AN
INCOMPARABLE
WORK ENVIRONMENT.

Western Aqua
6,50,000 Sft. IT / Commercial Space



WELCOME TO WESTERN AQUA

Our goal for Western Aqua is to create the perfect home for a modern business. Bringing that goal to life has meant finding an outstanding location, assembling the ideal team, and striving for perfection in all aspects of the building's design and execution.

Creating that space meant designing not just for the present but also for the future. From highly functional design to stunning contemporary architecture, from robust service amenities to state-of-the-art sustainability features, every element of Western Aqua has been designed to make each day more inspired and more productive. Because success tomorrow must be designed today.

SPACIOUS OFFICES

A business runs better with more than a little room to breathe, no matter how large or small it is. Higher ceilings and bigger windows add to the sense of space at Western Aqua, while large column-to-column grids optimize office layouts. Large, flexible floor plates provide opportunities to customize and maximize your office space. Lease depths have been planned to maximize natural light throughout the interiors of the building.



LOCATION

Western Aqua was conceived as a destination for innovative and accomplished businesses in the financial hub of India's thriving commercial capital. Western Aqua is designed to offer companies prestigious address and easy connectivity from any part of Hyderabad.

LAVISH AMENITIES

The exclusive office space comes with intelligent interiors. Flexible floor plates offer seamless scope for expansion with an option of exclusive penthouse on the terrace floor. Enjoy the surrounding open area that comes with green landscape to add calm to your business hours.

- Ground + 12 Floors
- 50,000 + Sft. per floor
- Ready for fit out by Oct. 2017
- 1 car park for per 660 sq. ft. of Office
- 8 high speed Passenger Elevators + 2 Service Lifts
- Energy Saving Design & Equipments
- Fire Safety Provisions

SERVICE FEATURES

From weather-protected vehicle drop-off and valet, to three banks of destination-controlled elevators, Western Aqua has been designed to make things faster, simpler, and better. Three levels of parking ensure sufficient space for occupants arriving by personal vehicle. Centralized utilities throughout the structure maximize usable office space, while a 100% power back-up system ensures that Western Aqua can handle any business' power needs.